

SALEM COMMERCIAL AND INDUSTRIAL SALES DATABASE															Remarks
Map No.	Multi	Address	Zoned	BUILDINGS					Land Size		Sale Year	Sale	Sale	Sale/SF	
Parcel	Sale			Year Built	Quality/Grade	Condition	Use	SqFt or Units	Acre	Sq Foot		Date	Price	or UNIT	
115-4-12	N	1700 Salem Commons Ln	RMF	1998	Avg	Avg	Apartments	98	7.190	313,196	2014	12/12/2014	\$ 2,750,000	\$28,061	Subsidized housing, at time of sale one entire bldg boarded and unrentable due to fire damage. Per property manager is to be torn down, thus changing unit count to 88. Flex warehouse space, seller has 6 month leaseback and one additional 6 month renewal, then Carter Machinery will owner occupy the building and move some manufacturing to this location 2,000 additional SF of storage space in old house and detached garage, sale price includes \$50-100K in pp (woodworking equipment, 2 vehicles) - Sale Price actually \$280,000-adjusted \$80K for pp Garage/Shop, previously sold for \$165K Residential Construction with commercial use potential-could easily be law office, cpa, etc. Sold from Church-purchased by adjoining property owner, used assessment to determine sale price Residential Construction with commercial use potential-could easily be law office, cpa, etc. Former Timber Truss location. Good conditioned warehouse space with extensive doors and loading docks. Overall fair condition Also small air strip on over 63 acres - Bought by helicopter company
155-1-2	N	565 Electric Rd	HM	1960	Fair	Avg/Fair	Light Manufacturing	121,297	9.772	425,668	2014	12/5/2014	\$ 2,750,000	\$23	
185-2-3	N	810 S College Ave	TBD	1966	Fair	Avg/Fair	Automotive Garage	6,818	0.690	30,000	2014	8/25/2014	\$ 200,000	\$29	
198-2-12	N	1109 Florida St	HM	1973	Fair	Avg/Fair	Garage/Shop	5,025	0.260	11,250	2014	8/22/2014	\$ 135,000	\$27	
145-6-10	N	425 S College Ave	TBD	1925	Avg	Avg	General Business	1,906	0.260	11,250	2014	7/21/2014	\$ 150,000	\$79	
146-10-1	N	300 E 2nd St	RMF/RB	1915	Avg	Avg	General Business	2,273	0.180	7,995	2014	7/21/2014	\$ 232,000	\$102	
163-1-2	Y	525 McClelland St	HM	1974	Avg	Avg/Fair	Industrial/Manufacturing	174,932	59.190	2,578,316	2014	6/27/2014	\$ 1,800,000	\$10	
163-1-3	Y	500 McClellanc St	HM				Vacant Land		1.600	69,696					
162-3-3	Y	414 W 4th St	HM	1940	Fair	Fair	Small HVAC Shop		0.270	11,700					
162-3-4	Y	400 W 4th St BLK	HM				Vacant Land		0.180	7,841					
162-3-6	Y	300 W 4th St BLK	HM				Vacant Land		0.770	33,541					
162-3-7.1	Y	400 W 4th St BLK	HM				Vacant Land		0.100	4,173					
162-4-2	Y	500 W 4th St BLK	HM				Vacant Land		1.180	51,401					
162-4-2.1	Y	500 W 4th St BLK	HM				Vacant Land		0.400	17,424					
162-4-1	Y	503 McClelland St	HM				Vacant Land		0.86	37,462					
142-2-2	N	215 Maple St	LM	1950	Avg	Avg	Light Industrial	47,466	3.400	148,147	2014	6/26/2014	\$ 800,000	\$17	Former GE Warehouse/Office, sold with long term vacancy to nearby property owner, never exposed on market, Owner retrofitting space to expand. Will be 80% warehouse, 20% office Commercial Office Condo-1 sty. Was hair salon and appears tenant remained. Purchased by adjoining comm condo owner at what appears to be market value. Land Size is total common area for four comm condos Garage/Shop in Fair condition
233-4-2-407	N	407 Apperson Dr	HBD	1971	Avg	Avg	Commercial Office Condo	798	0.340	14,985	2014	5/29/2014	\$ 90,000	\$113	
183-6-1	Y	909 Front Ave	LM	1950	F	F	Garage/Shop	10,824	0.530	23,087	2014	5/28/2014	\$ 105,000	\$10	
183-3-13.1	Y	905 Front Ave	RSF				Vacant Land								
139-2-1	N	1725 W Main St	HBD	2003	Avg	Avg	Drug Store	14,520	1.540	67,082	2014	5/19/2014	\$ 4,500,000	\$310	
4-1-1	N	179 Sheraton Dr	TBD	1973	Avg	F	Hotel	120	4.378	190,706	2014	5/6/2014	\$ 1,400,000	\$11,667	
125-6-1	N	1121 W Main St	HBD	1900	Avg	Avg	Retail/Apartments	2,815	0.175	7,600	2014	4/30/2014	\$ 225,000	\$80	
248-3-10	N	2049 E Main St	TBD	1979	Avg	F	Convenience Store	2,000	0.461	20,100	2014	4/11/2014	\$ 50,000	\$25.00	
83-2-11	N	201 Electric Rd	HBD	1950	Avg	F	Retail	6,992	0.538	23,415	2014	3/5/2014	\$ 182,000	\$26.03	
78-3-8	N	1013-1027 E Main St	HBD	1989	Avg	A	Restaurant	7,980	1.264	55,060	2014	2/6/2014	\$ 2,300,000	\$288.22	
111-1-6	N	1015 Apperson Dr	HBD	1965	Avg	A	Retail/Apartments	6,686	0.492	21,214	2014	2/3/2014	\$ 250,000	\$37.39	
122-4-3	N	216-218 W Main St	TBD	1962	Avg	F	Office/Retail	4,692	0.430	18,371	2013	12/18/2013	\$ 170,000	\$36.23	into two tenant suites (one medical office and one salon) Former tatoo studio, owners using for residential purposes Former furniture warehouse/retail store. To be used for retail. Unknown future use/condition of dwelling Former Fed-Ex Building, Flex Warehouse built in 2000, addition in 2004, appears leased fee sale
247-1-9	N	645 Apperson Dr	RB	1947	Avg	A	Office	1,740	0.468	20,400	2013	11/18/2013	\$ 215,000	\$123.56	
79-2-2.1	N	2030 E Main St	HBD	1977	Avg	A	Warehouse/Dwelling	11,310	0.77	33,541	2013	10/24/2013	\$ 399,000	\$35.28	
255-1-1.4	Y	2045 Cook Dr	HM	2000	Gd	A	Flex Warehouse	39,618	4.849	211,222	2013	10/11/2013	\$ 3,110,000	\$78.50	
255-1-1	Y	2000 Cook Dr	HM				Vacant Land		4.542	197,850					
149-1-2	Y	1226 Lynchburg Turnpike	TBD	1908	A	Gd	Bed & Breakfast	2,317	0.318	13,852	2013	8/9/2013	\$ 270,000	\$116.53	
149-1-2.2	Y	1209 Texas St	RB				Vacant Land		0.364	15,856					
166-1-1	N	1950-1972 Salem Industrial Dr	II	1960	A	A	Warehouse/Manufacturing	295,156	35.414	1,542,634	2013	8/7/2013	\$ 5,338,337	\$18.09	
234-4-5	N	1608 S Colorado St	CI		F	A	Hair Salon	850	0.291	12,693	2013	7/1/2013	\$ 74,000	\$87.06	
284-1-2.1	N	2929 Keagy Rd	RB	1975	A	A	Bank	3,063	1.140	49,658	2013	6/11/2013	\$ 982,160	\$320.65	
184-1-2	N	24 Broome St	HM	1950apx	F	F	Garage/Shop	2,400	0.397	17,280	2013	4/1/2013	\$ 90,000	\$37.50	Shop Blg/Garage, was used as welding shop, located in flood plane 2,000 SF showroom/6,000 SF warehouse/flex space 2 sty Four Square Residential Dwelling converted to Law Office
127-4-1.1	N	120 Turner Rd	HBD	1997	A	A	Office/Showroom	8,000	1.044	45,477	2013	3/19/2013	\$ 495,000	\$61.88	
146-10-1	N	300 E 2nd St	RBFB/RB	1920s	A	A	Law Office	2,260	0.184	7,995	2013	2/26/2013	\$ 210,000	\$92.92	
5-1-3	N	115 Sheraton Dr	BCD	1976	A	A	Showroom/Warehouse	17,000	1.536	66,908	2013	1/2/2013	\$ 425,000	\$25.00	
34-1-2	Y	707 Kesler Mill Rd	HBD		A	A	Retail/Flex	2,852	0.263	11,456	2012	12/14/2012	\$ 250,000	\$87.66	Bought to convert to Place of Worship. Renovating Interior Kitchen/Baths/etc, appears sold low, were asking \$675,000 2 @ \$250,000 (sold with vacant residential land), Half Office, half Service Garage-Good Condition
34-1-3	Y	1400 North Mill Rd	RSF				Vacant Land		0.210	9,148					
198-2-12	N	1109 Florida St	HM	1973	A	A	Garage/Shop	5,025	0.258	11,250	2012	11/1/2012	\$ 165,000	\$32.84	
176-1-1	Y	2250 Salem Industrial Dr	HM		A	A	Industrial	3,300	1.154	50,268	2012	12/28/2012	\$ 810,000	\$116.63	
168-2-8	Y	2200 Salem Industrial Dr	HM		A	A	Scale House	364	2.710	118,048					The Crest at Longwodd (108 Units), sold from VHDA Former Sonic Burger, will be converted to offices for Virginia Varsity Mostly land Sale with small office (336 SF) Was an animal hospital, since sale converted to offices CAR DEALERSHIP (CURRENTLY Goodwill/Supershoes-REMODELED 2011) NOTE: 1031 EXCHANGE Former 84 Lumber (Converting to used car lot, razing accessory bldgs) Lot Adjoining Former 84 Lumber Merchants Tire/Collision Auto repair/free standing Subway Restaurant Tanning Salon, 2 Offices
168-2-9	Y	2260 Salem Industrial Dr	HM	1974	A	A	Warehouse/Office	3,281	1.000	43,560					
59-1-4	N	101 Rutledge Dr	RMF	1974	A	A	Apartment	108	5.53	240,887	2012	10/24/2012	\$ 4,000,000	\$37,037.04	
279-1-2.1	N	2031 Apperson Dr	HBD	1997	A	A	Former FF Rest, Office	1,412	1.093	47611	2012	10/22/2012	\$ 420,000	\$ 297.45	
168-2-1.2	N	2240 W Main St	HBD	1979	A	A	Small Office	336	0.443	19,297	2012	10/9/2012	\$ 180,000	\$ 535.71	
137-1-1.2	N	29 Wildwood Rd	HBD	1976	A	A	Animal hospital/Office	4,200	0.432	18818	2012	9/7/2012	\$ 310,000	\$ 73.81	
139-5-2	Y	1830-1856 W Main St	HBD	2001	A	A	Retail	39,940	3.815	166,181	2012	7/31/2012	\$ 4,000,000	\$100.15	
139-5-3	Y		HBD	1981	G	VG	Retail								
175-1-7	Y	2501 West Main St	HBD	1980	A	A	Flex/Whse	15,028	2.597	113,125	2012	7/27/2012	\$535,000	\$35.60	
169-3-25.1	Y	2300 West Main St	HBD						0.572	24,916					
140-1-5	N	1502 W Main Street	HBD	1990	G	G	Service Garage/Shop	14,696	1.252	54,525	2012	7/11/2012	\$1,650,000	\$112.28	sold on low side from former business/building owners due to the difficulty finding tenant to lease. The true buyer is Cardinal Valley Industrial Supply which purchased to expand there growing business with need for more space Office and Sales(Salem Silkscreen) Flex Space Office Whse Used Car Dealer/Garage Lakeside Plaza Shopping Ctr RESALE IN 1.5 YEARS sold after Sonic Burger closed Printing Shop Some small office space Used as office space (renovated 1999) House/Garage and Barn House Converted to Offices (RENOVATED SINCE SALE) Flex Space Office Whse
142-3-3	N	736 W 4th Street	LM	1950	A	G	Retail/Office	6,283	0.587	25,570	2012	6/8/2012	\$275,000	\$43.77	
229-3-3.1	N	1125 Intervale Dr	HM	1991	A	A	Warehouse/Office	21,228	2.073	90,300	2012	3/15/2012	\$775,000	\$36.51	
121-8-1	N	107 Roanoke Blvd.	TBD	1950APX	A	G	Retail/former garage	3,335	0.091	4,000	2011	4/11/2011	\$230,000	\$68.97	
177-1-2	N	1993 Salem Ind. Drive	HM	1976	A	A	Flex/Whse	17,402	2	87,120	2011	1/13/2011	\$690,000	\$39.65	
161-2-5	N	203 W 4th Street	HBD	1985	A	A	Garage/Shop	1,040	0.253	11,025	2011	1/12/2011	\$184,000	\$176.92	
81-4-4	N	141-179 Electric Road	HBD	1989	G	G	Shopping Ctr	84,476	9.692	422,184	2010	12/20/2010	\$8,750,000	\$103.58	
124-10-2	N	830 W Main Street	HBD	1989	A	A	F.F. Restaurant	938	0.4362	19,000	2011	12/15/2011	\$450,000	\$479.74	
159-5-8	N	625 Florida Street	TBD	1972	A	G	Retail/Shop	6,240	0.258	11,250	2010	12/8/2010	\$203,500	\$32.61	
121-10-3	N	110 E 1st Street	RMF	1957	G	VG	Office	2,337	0.103	4,500	2010	10/19/2010	\$219,000	\$93.71	
210-1-2	N	2936 West Main Street	HBD	1925	A	A	Office/Converted house	3,694	0.4044	17,615	2010	9/28/2010	\$325,000	\$87.98	House/Garage and Barn House Converted to Offices (RENOVATED SINCE SALE)
186-10-8	N	909 Iowa Street	HBD	1998	A	A	Flex/Whse	9,100	0.3444	15,000	2010	7/30/2010	\$600,000	\$65.93	

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Map No.	Multi	Address		BUILDINGS					Land Size			Sale	Sale	Sale/SF	Remarks	
	Parcel		Zoned	Year	Quality/	Condition	Use	SqFt or	Acre	Sq Foot	Year	Date	Price	or UNIT		
Sale				Built	Grade			Units								
186-10-7	N	903 Iowa Street	HBD	1940	A	A	Office	1,156	0.2583	11,250	2010	7/30/2010	\$130,978	\$113.30	Converted House to Offices/ Detached Garages	
249-1-7	N	1601 Apperson Drive	HBD	1952	A	G	Garage/Shop	5,004	0.6425	27,987	2010	6/30/2010	\$515,000	\$102.92	Auto-Service Garage Shop CB Blg (remodeled 2005)	
234-1-5	N	1415 S Colorado St	TBD	1950	A	F	Retail/Shop	2,508	0.2866	12,484	2010	6/21/2010	\$125,000	\$49.84	Old House converted to Retail at time of sale (Since converted to vacant Office)	
200-2-1	N	844 Union Street	HM	1954	A	F	Warehouse	25,208	1.392	60,636	2010	5/21/2010	\$400,000	\$15.87	Vacant Warehouse/ Access is difficult. Near RR Tracks (since sold at auction and being renovated)	
199-3-2	N	1022 Tennessee St	LM	1959	A	A	Shop Blg	7,740	0.344	15,000	2010	4/30/2010	\$220,000	\$28.42	Shop Blg/Garage	
145-5-3	N	319 S College Ave	TBD	1950APX	A	A	Garage/Shop	1,296	0.4838	21,075	2010	3/31/2010	\$175,000	\$135.03	Auto Sales/Repair Former Years was a Service Station	
185-2-4.1	N	311 7th Street	TBD	1959	A	A	Retail	1,360	0.1837	8,000	2010	3/16/2010	\$110,000	\$80.88	Small CB Retail Shop (remodeled 2010-Converted to restaurant after sale)	
106-13-3	N	208 East Main St	DBD	1900	G	A	Retail/Apts Up	3,364	0.0885	3,855	2010	3/1/2010	\$200,000	\$59.45	Downtown Blg/Retail Down/Apts Up/Mostly Vac at Sale (REMODELED 2010 IN VG COND NOW)	
106-13-7	N	5 S College Avenue	DBD	1900	G	G	Office/Retail	5,253	0.121	5,280	2010	2/19/2010	\$404,000	\$76.91	5-6 Small Office Retail Spaces (REMODELED 2003)	
249-3-2	N	1524 Apperson Dr	HBD	1950	A	A	Office	1,284	0.431	18,775	2010	1/12/2010	\$256,000	\$199.38	Converted House to Offices	
139-5-2	Y	1830-1856 W Main St	HBD	2001	A	A	Car Dealer	38,300	7.998	348,393	2009	9/18/2009	\$3,700,000	\$96.61	Auto Dealership/ Offices Next Door/ Vacant Lot Behind (Currently Goodwill/Super Shoes)	
139-5-3	Y		HBD	1981	G	VG	Offices									
139-5-7	Y		HBD				Vac Lot									
015-1-1	Y															
013-1-9	Y	901 Russell Drive	BC	1996	G	G	Office/Whse	24,760	8.123	353,838	2009	3/12/2009	\$1,600,000	\$64.62	used by church for worship	
013-1-10	Y															
013-1-11	Y															
013-1-12	Y															
81-2-3	N	1535 East Main Street	HBD	1974	A	A	MOTEL	72	1.688	73,529	2009	1/28/2009	\$2,800,000	\$38,888.89	72 unit motel/Days Inn/GIM approx 3.506/ 27,790 Sq Ft	
166-1-1	N	1950 Salem Ind Drive	HM	1960	A	A	Mfg/Industrial	295,156	35.414	1,542,634	2008	7/16/2008	\$4,338,750	\$14.70	Salem Frame/p/o/Rowe Furniture	